

STREET VACATION 1/4/65

YORK AVE. FROM W. 67TH ST. TO W. 68TH ST
W. 67TH ST. - VALLEY VIEW RD. R/W

12/7/64

PUBLIC HEARING ON VACATION OF STREETS IN SOUTHDALÉ AREA. Clerk presented Affidavits of Publication of Notice of Public Hearing in the Edina-Morningside Courier on November 26, 1964, and Affidavit of Posting of said Notice on three Village Bulletin Boards on November 24, 1964. Notice was also mailed to each property owner abutting the streets proposed to be vacated. Affidavits were approved as to form and ordered placed on file. Mr. Hite presented an explanation of the proposed vacations, petitioned by Dayton Development Company, involving York Avenue from West 66th Street to West 68th Street, West 67th Street from Xerxes Avenue to York Avenue, and West 68th Street from Xerxes Avenue to York Avenue. None of the streets proposed to be vacated have been opened or graded, and it is the desire of petitioner to vacate the streets in order to more satisfactorily develop the surrounding property under its present zoning, it was explained. Appearing in opposition to the proposed vacations were Roger Burgstahler, 6628 Xerxes Avenue, Lowell Turner, 6624 Xerxes Avenue, and Thomas Winter, 6708 Xerxes Avenue. Opponents and other residents along Xerxes Avenue abutting the Dayton Development Company property presented to the Council a letter which stated their opposition without first being informed of the specific uses the developer intends to make of the property. Mayor Bredesen and Manager Hyde explained that the uses contemplated, types of buildings to be built, etc., would have to be within the limits of the present zoning requirements, and that the vacation of the streets would not determine the zoning of the property. Mr. Burgstahler stated that York Avenue was not vacated at the time York Avenue Extended was because the row of lots abutting the street was to be built up with double bungalows as a buffer between the commercial development and the Xerxes Avenue houses. Mr. Tupa questioned whether or not it would be well to attempt to resolve the zoning and platting of the entire area North and South of West 66th Street at Xerxes Avenue, including the area under consideration. Mr. Hite replied that there was little likelihood of reaching a settlement with all property owners involved within a short period of time. Mr. Tupa then moved that the proposed vacations be continued to January 4, 1965, while an attempt is made to resolve the several zoning matters. VanValkenburg seconded the motion was carried.

1/4/65

MINUTES OF THE REGULAR MEETING OF THE
EDINA VILLAGE COUNCIL HELD AT VILLAGE HALL ON MONDAY
JANUARY 4, 1965, AT 7:00 P.M.

Members answering Rollcall were: MacMillan, Rixe, Tupa, VanValkenburg and Bredesen.

MINUTES of the Regular Meeting of November 16 and Special Meeting of November 23, 1964, were approved on Motion by VanValkenburg, seconded by MacMillan and carried.

OATH OF OFFICE ADMINISTERED TO HUGH J. MACMILLAN. Clerk administered the Oath of Office to Trustee Hugh J. MacMillan for the term January 1, 1965, to December 31, 1967. Trustee MacMillan swore to the oath with his hand placed on his Masonic Bible, a valued possession for over twenty years.

PUBLIC HEARINGS ON PROPOSED STREET VACATIONS IN SOUTHDAL AREA. These Hearings were continued from December 7, 1964. Mr. Thomas Winter, 6708 Xerxes Avenue South, presented himself as still being opposed to the vacations of York Avenue from West 66th Street to West 68th Street, West 67th Street from York Avenue to Xerxes Avenue and West 68th Street from York Avenue to Xerxes Avenue. Mr. Hite informed Council that consent for vacation of the streets had been obtained from all streets concerned except that portion of West 67th Street extending the depth of one lot west from Xerxes Avenue. VanValkenburg then offered the following Resolution and moved its adoption:

A RESOLUTION

VACATING PORTIONS OF YORK AVENUE SOUTH,
WEST 67TH STREET AND WEST 68TH STREET

WHEREAS, two weeks' published Notice and posted Notice of a hearing to be held on December 7, 1964, at 7:00 P.M., on the proposed Vacation of portions of York Avenue, West 67th Street and West 68th Street hereinafter described has been given and made, and a Hearing has been held thereon by the Village Council:

NOW, THEREFORE, Be it resolved by the Village Council of the Village of Edina, Hennepin County, Minnesota, that the following described portions of streets, all as platted and of record in the office of the Register of Deeds in and for the County of Hennepin, Minnesota, be and hereby are vacated:

The thirty foot right-of-way of York Avenue South from the south right-of-way line of West 66th Street to the center line extended of West 68th Street.

West 67th Street from the east right-of-way line of York Avenue East to the West boundary line of York Terrace Addition and the thirty foot right-of-way of West 68th Street from the east right-of-way line of York Avenue to the west right-of-way line of Xerxes Avenue.

Motion for adoption of the Resolution was seconded by Tupa, and on Rollcall there were five ayes and no nays, as follows: MacMillan, aye; Rixe, aye; Tupa, aye; VanValkenburg, aye; Bredesen, aye, and the Resolution was adopted.
ATTEST:

Clarence B. Hallberg
Village Clerk

Arthur C. Bredesen
Mayor

DAYTON DEVELOPMENT COMPANY

Cornelia Building, 4005 West 65th Street, Edina, Minn. 55424, Telephone 920-2100

November 27, 1964

Mr. Warren Hyde
Village Manager
Edina Village Hall
4801 West 50th Street
Edina, Minnesota

Re: Proposed Dedication Of Land To The Village Of Edina

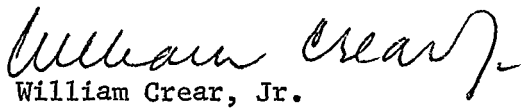
Dear Mr. Hyde:

This letter will confirm our expressed intent to dedicate our portion of the triangle located between Xerxes and York Avenues on the north side of 66th Street to the Village at an appropriate time, provided that Edina would acquire the balance of the land in the triangle and that this entire area would be landscaped and be used for no other purpose.

The Dayton Development Company ownership in this location approximates .88 acres or 38,628 square feet.

Yours very truly,

DAYTON DEVELOPMENT COMPANY


William Crear, Jr.
Executive Vice President

WC:lk

Identical Letter Sent To: Mr. J. A. Halvorsen
6700 Xerxes Avenue South
Edina, Minnesota 55410

January 11, 1965

Mr. R. D. Burgstahler
6628 Xerxes Avenue South
Edina, Minnesota 55410

Dear Mr. Burgstahler:

As you are well aware, at the January 4, 1965, meeting of the Edina Village Council a Resolution was adopted vacating certain streets in the vicinity of your home. As you may also recall, Mr. Thomas Winter, 6708 Xerxes Avenue South, questioned our Village Attorney, Mr. Schwartzbauer, as to whether or not it was required that the consent of abutting property owners be secured in order to vacate a street. Mr. Schwartzbauer opined that such consent was not required.

Since the January 4 Meeting, we have asked the Village Attorneys to investigate completely the requirements surrounding a street vacation. They are as follows: The Council may not consider a street for vacation (that is, hold a hearing) unless it receives a petition requesting vacation from the majority of the property owners abutting the subject street. Unanimous consent of all abutting property owners is not required in order for the Council to order vacation after the hearing.

On all the streets vacated at the January 4 Meeting, there was a petition from the majority of the abutting property owners, with the exception of that portion of West 67th Street from Xerxes Avenue South to the West boundary line of York Terrace Addition. This, as you recall, was added at the discretion of the Planning Department in order to eliminate a possible access to the commercial area. Therefore, the Resolution vacating these streets does not order vacation of that part of West 67th Street which abutts your property line. It is still a public street.

You may wish to leave this portion of West 67th Street as a public thoroughfare. However, if you desire to have this portion of the street vacated, and eliminate the use of it by the public as an entry and exit for the Dayton Development Corporation property, you may fill out the enclosed petition form and return it to the office of the Village Clerk. A separate hearing may then be scheduled to consider vacation.

Very truly yours,

George A. Langmack
Administrative Assistant

GAL/raa

INDUSTRIAL
BUSINESS
CITY LOTS
TOPOGRAPHIC MAPPING

C. E. COULTER
LAND SURVEYOR

PLATTING
FARM SURVEYS
LAKESHORE
JUDICIAL

REGISTERED UNDER LAWS OF STATE OF MINNESOTA
LICENSED BY ORDINANCES OF CITY OF MINNEAPOLIS
3300 LYNDALE AVE. SO. MINNEAPOLIS 8, MINN.
TAYLOR 4-0370

Surveyor's Certificate

VACATION OF PARTS OF VALLEY VIEW ROAD AND WEST 69TH STREET

That part of the Southeast Quarter of Section 30, Township 28, Range 24, Hennepin County, Minnesota described as follows: Beginning at a point in the East line of said Southeast Quarter which is 604.4 feet North from the Southeast corner of said Southeast Quarter as measured along the East line thereof, thence West at right angles to said East line 220 feet to the actual point of beginning of the tract of land to be described, thence continuing West on the extension of the last described line a distance of 140.98 feet, thence deflect to the left on a curve having a radius of 200 feet (delta angle $64^{\circ}17'$) for 224.39 feet, thence running Southwesterly and tangent to said curve a distance of 300.57 feet, thence deflect to the left on a curve having a radius of 126.25 feet (delta angle $115^{\circ}47'$) for 255.13 feet more or less to a point which is 40 feet North measured at right angles from the South line of said Southeast Quarter and 557.70 feet West of the East line of said Southeast Quarter as measured along a line drawn parallel with and 40 feet North measured at right angles from the South line of said Southeast Quarter, thence West along said parallel line 112.35 feet, thence deflect to the right on a curve having a radius of 35 feet (delta angle 90°) for 54.98 feet, thence running North tangent to said curve a distance of 103.10 feet, thence deflect to the right on a curve having a radius of 185 feet (delta angle $25^{\circ}47'$) for 83.25 feet, thence running Northeasterly tangent to said curve a distance of 421.59 feet, thence deflect to the right on a curve having a radius of 85 feet (delta angle $107^{\circ}07'09''$) for 158.91 feet, thence deflect to the left on a curve having a radius of 220 feet (delta angle $42^{\circ}50'09''$) for 164.48 feet more or less to the actual point of beginning.

Dated: January 8, 1965 A.D.

Signed

C. E. Coulter

Minnesota Registration No. 2584

INDUSTRIAL
BUSINESS
CITY LOTS
TOPOGRAPHIC MAPPING

C. E. COULTER
LAND SURVEYOR

PLATTING
FARM SURVEYS
LAKESHORE
JUDICIAL

REGISTERED UNDER LAWS OF STATE OF MINNESOTA
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Dated: January 8, 1965 A.D.

Signed

C. E. Coulter

Minnesota Registration No. 2584

WEST 70TH STREET

$\Delta = 90^\circ$
 $R = 35$
 $T = 35$
 $A = 54.98$

$T = 201.19$
 $R = 126.25$
 $\Delta = 115^\circ 47'$
 $A = 255.13$

$\Delta = 83.25$
 $\Delta = 25^\circ 47'$
 $R = 185.0$

VALLEY

VIEW ROAD

PROPOSED R/W LINE
EXISTING R/W LINE
300.57

VACATION

$A = 224.39$
 $\Delta = 64^\circ 17'$
 $R = 200.00$
 $T = 125.66$

or 35.0450
0.805 ACRES

$\Delta = 107^\circ 07' 09''$
 $T = 115.12$
 $A = 158.91$
 $R = 85.10$

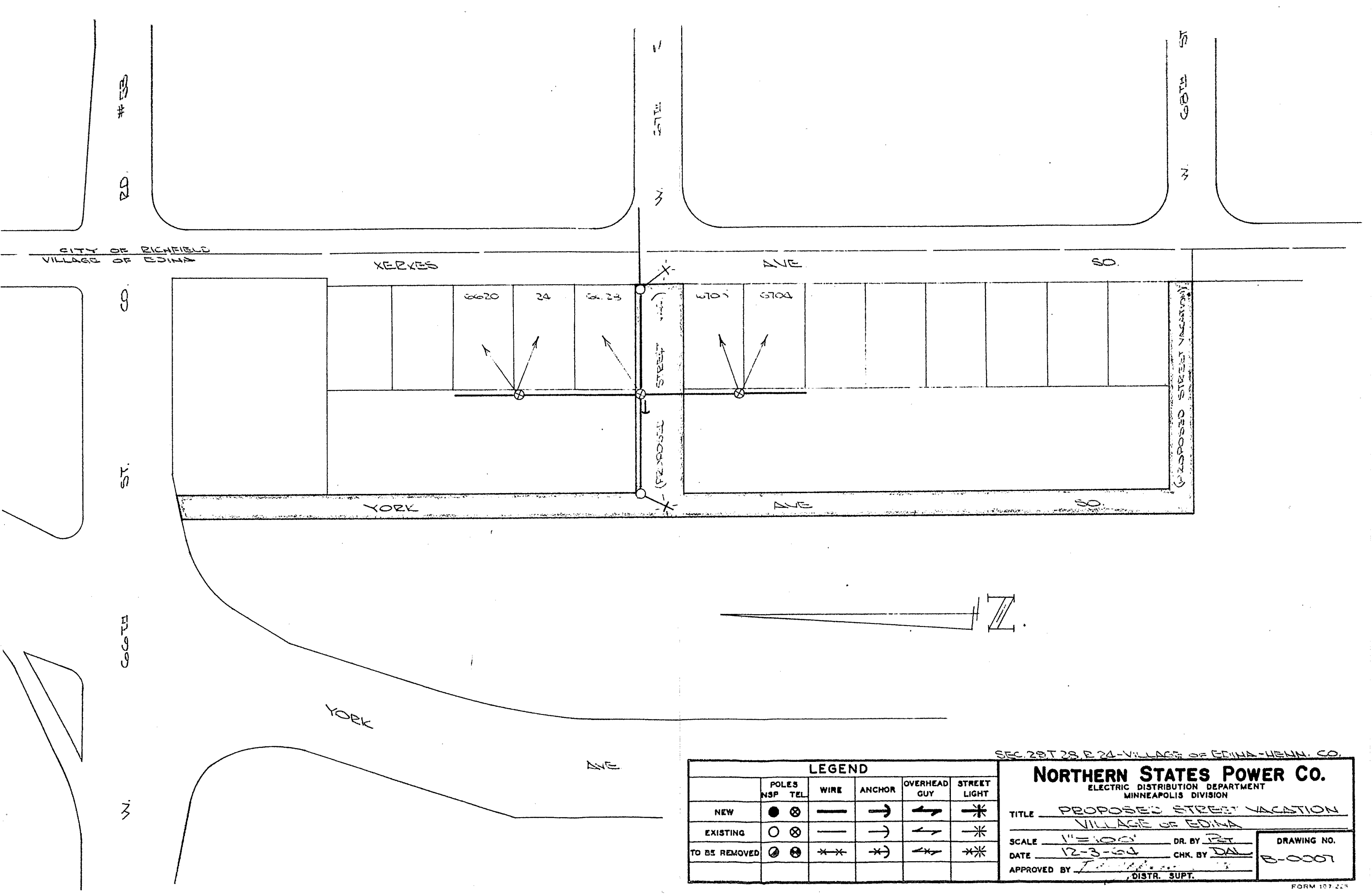
$\Delta = 42^\circ 50' 09''$
 $T = 86.30$
 $A = 164.48$
 $R = 220.0$

ALL COR. OF
SYMACK
PARCEL

WEST

69TH STREET

FRANCE AVENUE



LEGEND					
	POLES NSP TEL	WIRE	ANCHOR	OVERHEAD GUY	STREET LIGHT
NEW	● ⊗	—	→	↗	✱
EXISTING	○ ⊗	—	→	↗	✱
TO BE REMOVED	⊙ ⊗	**-	→)	↗	✱

SEC. 28 T 28, R 24 - VILLAGE OF EDINA - HENN. CO.

NORTHERN STATES POWER CO. ELECTRIC DISTRIBUTION DEPARTMENT MINNEAPOLIS DIVISION	
TITLE <u>PROPOSED STREET VACATION</u> <u>VILLAGE OF EDINA</u>	
SCALE <u>1" = 100'</u>	DR. BY <u>RET</u>
DATE <u>12-3-64</u>	CHK. BY <u>DAL</u>
APPROVED BY <u>[Signature]</u> DISTR. SUPT.	
DRAWING NO. <u>B-0007</u>	

JAMES E. DORSEY (1869-1959)

DAVID E. BRONSON

KENNETH M. OWEN

DONALD WEST

WALDO F. MARQUART

JOHN W. WINDHORST

HENRY HALLADAY

JULE M. HANNAFORD

ARTHUR B. WHITNEY

JOHN G. DORSEY

RUSSELL W. LINDQUIST

DAVID R. BRINK

HORACE E. HITCH

VIRGIL H. HILL

ROBERT V. TARBOX

DEFOREST SPENCER

ROBERT J. JOHNSON

MAYNARD B. HASSELOUIS

PETER DORSEY

GEORGE P. FLANNERY

CURTIS L. ROY

ARTHUR E. WEISBERG

DUANE E. JOSEPH

JOHN W. JONES

JAMES B. VESSEY

WILLIAM A. WHITLOCK

CHARLES O. HOWARD

EDWARD J. SCHWARTZBAUER

THOMAS M. BROWN

CORNELIUS D. MAHONEY

THOMAS S. ERICKSON

MICHAEL E. BRESS

PAUL G. ZERBY

RAYMOND A. REISTER

JOHN J. TAYLOR

BERNARD G. HEINZEN

WILLIAM J. HEMPEL

JOHN S. HIBBS

ROBERT O. FLOTTEN

MORTON L. SHAPIRO

JAMES F. MEEKER

JOHN D. LEVINE

ROBERT J. STRUYK

MICHAEL A. OLSON

LARRY W. JOHNSON

ROBERT A. JENSEN

THOMAS S. HAY

CURTIS D. FORSLUND

G. LARRY GRIFFITH

DORSEY, OWEN, MARQUART, WINDHORST & WEST

LAW OFFICES

2400 FIRST NATIONAL BANK BUILDING

MINNEAPOLIS, MINN. 55402

FEDERAL 2-3351

OF COUNSEL
LEAVITT R. BARKER
LELAND W. SCOTT
HUGH H. BARBER

February 12, 1965

Mrs. Florence B. Hallberg
Village Clerk
Village of Edina
4801 West 50th Street
Edina, Minnesota

Dear Mrs. Hallberg:

I enclose herewith the following:

1. Two copies of a resolution vacating portions of York Avenue South, West 67th Street and West 68th Street. **This resolution** has been duly recorded in the Office of the Registrar of Titles as Document No. 798827.

2. Two copies of a resolution vacating a portion of Valley View Road Between West 69th Street and West 70th Street. **This resolution** has been duly recorded in the office of the Registrar of Titles as Document No. 798633.

I send these to you to be kept in your permanent records.

Very truly yours,


Thomas S. Erickson

TSE:ca
Enclosures

BARRIE

3

Lot 5.
32.45 Ac.

OUTLOTS

XERXES

25

4

3

2

1

AVENUE

REALTY

PENN

W. 65th ST.

ADD.

SECOND

WASHBURN AVE.

CASSIN'S

Part of Lot 4

BUILDING
SF 7600
PEARCE
13,175 sq ft
DAYTON DEVELOPMENT
CORP.
38,025 sq ft

NO. 531

ST.

TRACT B

TRACT NO. 432

R.L.S. No. 432

TERRACE

VILLAGE

R/W
48,964.94 ft

SURVEY

432

123264

NO. 4047

2' 25" 5"

35098

629

YORK

TRACT NO. 432

R.L.S. No. 432

YORK

TRACT NO. 432

R.L.S. No. 432

YORK

AVE.

XERXES

114.03 ft

30

53	53
5	5
27	27
21	21
20	20
19	19
18	18
17	17
16	16
15	15
14	14
13	13
12	12
11	11
10	10
9	9
8	8
7	7
6	6
5	5
4	4
3	3
2	2
1	1

23	23
22	22
21	21
20	20
19	19
18	18
17	17
16	16
15	15
14	14
13	13
12	12
11	11
10	10
9	9
8	8
7	7
6	6
5	5
4	4
3	3
2	2
1	1

NO. C-3

LAND

SURVEY

NO. C-3
SETBACK
LINE

TRACT

D 40,041.6
2,255.5
350.98

TRACT

F

629

YORK AVE

TRACT NO. 432

YORK

XERXES

AVE

SO

TRACT NO. 432

TERRACE

TRACT B

VILLAGE

48,969.94

NO. 531

Part of Lot 4

CASSIN'S

OUTLOTS

XERXES

2

XERXES

PENN

SECOND

WASHBURN

AVE

302N

AVE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

DORSEY, OWEN, MARQUART, WINDHORST & WEST
FIRST NATIONAL BANK BUILDING
MINNEAPOLIS

7-5-65

File
W. 67th St. Vacation

February 4, 1965

Mr. Roger D. Burgstahler
6628 Xerxes Avenue South
Edina, Minnesota 55410

Dear Mr. Burgstahler:

The Edina Village Council has asked me to reply to your letter of January 15, 1965, concerning the vacation of certain streets in the vicinity of your property.

The statutory requirement with respect to the vacation of streets is set forth in Minnesota Statutes, § 412.851 and provides as follows:

"The council may by resolution vacate any street, alley, public grounds, or any part thereof on petition of a majority of the owners of land abutting on the street, alley, public grounds or part thereof to be vacated."

The Minnesota Supreme Court has held that the mentioned petition is an absolute prerequisite to the legality of a street vacation. As Mr. Langmack explained to you in his letter of January 11, 1965, prior to the January 4th meeting, the Council had received a valid petition which applied only to that part of West 67th Street between the rear of your property and York Avenue South and also to York Avenue South south of 66th Street. It follows that with respect to those streets the Council's resolution of vacation was perfectly proper. No new petition, hearing or motion is necessary.

The problem is different with respect to that part of West 67th Street adjacent to your property. No petition was ever presented for the vacation of that part of West 67th Street. The Planning

C
O
P
Y

DORSEY, OWEN, MARQUART, WINDHORST & WEST
FIRST NATIONAL BANK BUILDING
MINNEAPOLIS

Mr. Roger D. Burgstahler

-2-

February 4, 1965

C
O
P
Y

Commission and the Council were apparently unaware that a petition is necessary and believed that it would be in the best interest of the property owners like yourself if West 67th were vacated all the way to Xerxes. Mr. Halvorson was present at the meeting of January 4th and said he did not object to such procedure. However, in view of the statute and Supreme Court holding mentioned in the previous paragraph of this letter, the Council's attempt to vacate that part of West 67th lying alongside of your property was simply a legal nullity. It was completely ineffective. That is why Mr. Langmack advised in his letter of January 11, 1965, that the part of West 67th Street which abuts your property line is still a public street and that if you desire to have it vacated it is necessary to fill out the petition form which he enclosed and return it to the office of the Village Clerk. It is necessary that Mr. Halvorson do the same.

To avoid further unnecessary confusion, I would like to anticipate the claim that this precise problem was raised at the January 4th meeting. The fact is it was not. Mr. Thomas Winter of 6708 Xerxes Avenue South appeared in apparent opposition to the vacation of York Avenue. He asked whether a street vacation was legal if the Village had not obtained the consent of all abutting property owners. I attended the meeting in question and informed the Council and Mr. Winter that there is no legal requirement that consent from all abutting property owners be obtained. The statute, of course, requires that a petition of the majority of abutting property owners be obtained, and once such a petition has been filed there is no need to obtain the consent of the minority. Neither Mr. Winter's question nor my answer were directed to the problem which might be presented if there were no proper petition in the first place. The Village administrative staff had apparently overlooked or were unaware of the requirement of a petition, and this office did not, and does not routinely, review all proposed actions in advance of the hearing. As previously indicated, our review now shows that the part of West 67th Street abutting your property line has not yet been legally vacated, while the remainder of West 67th Street west of your property has legally been vacated.

I hope this letter gives you the clarification which you requested. If you and Mr. Halvorson desire vacation of the remaining part of West 67th Street in question, you should complete the petition furnished by Mr. Langmack. If I can give you any further information, please call me.

Yours very truly,

EJS:ch

cc: Mr. Warren C. Hyde
Mr. George Hite
Mr. Arthur C. Bredesen, Jr.
Mr. Hugh J. MacMillan

Edward J. Schwartzbauer

Mr. Frank J. Tupa
Mr. James Van Valkenburg
Mr. Lawrence Rixe

Regis. of deeds
will not accept
vacation w/our
reservation of
power easements.

- Council allows
vacation providing
NST & owner ex-
ecute easement.



N O R T H E R N S T A T E S P O W E R C O M P A N Y

MINNEAPOLIS, MINNESOTA 55402

December 3, 1964

George A. Langmack, Village Clerk
Village of Edina
4801 West 50th Street
Minneapolis, Minnesota 55424

Dear Mr. Langmack:

This is to acknowledge your letter of November 24, 1964, relative to certain proposed street vacations in the Village of Edina.

As you will note from the attached sketch we are at present occupying portions of those proposed vacations with our overhead electric distribution facilities. Please be advised that we have no objection to this vacation provided we are granted a permanent easement for the retention of our facilities or are reimbursed for rerouting them.

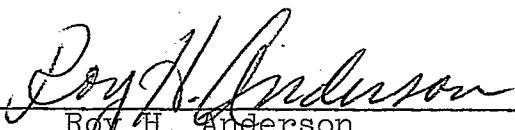
We have not shown on this sketch that portion of Valley View Road proposed to be vacated inasmuch as we have no facilities there.

Thank you for your kind consideration in this matter.

Yours truly,

T. S. Jepson
Electric Distribution Superintendent
Minneapolis Division

By


Roy H. Anderson
Senior Right-of-Way Agent

TSJ
JCP
RHA:shh

December 4, 1964

Mr. Roy H. Anderson
Senior Right of Way Agent
Northern States Power Company
15 South Fifth Street
Minneapolis, Minnesota 55402

Dear Mr. Anderson:

Concerning the street vacations to be considered Monday, December 7, by the Village Council, and all street vacations in which you have an interest, please be advised that the following procedure will be adhered to: The County Register of Deeds will not accept a vacation by the council which contains an easement reservation; therefore, the council will vacate a street subject to the execution of a permanent easement between your firm and the property owner.

On the streets up for consideration on December 7, the property owner is Southdale Development Company, Mr. William Crear, Jr., Executive Vice President.

Yours truly,

VILLAGE OF EDINA

George A. Langmack
Village Clerk

GAL/lis

December 3, 1964

TO: Edina Village Council
Edina, Minnesota

RE: Proposed vacation of York Avenue South from 66th Street
to 68th Street to be considered by Edina Village Council
on Monday, December 7, 1964.

Gentlemen:

I am a resident of the village of Edina, living on property which directly adjoins the east side of the Southdale Shopping Center property. Dayton Development Company has petitioned for the vacating of York Avenue South from 66th Street through 68th Street. The street to be vacated lies about 125 feet from my property line.

About five years ago, Dayton Development Company made the same request for the vacating of York Avenue. At that time the council listened to residents' protests and agreed that Dayton Development Company should present some comprehensive plans on how they intended to use the property. At this point Dayton Development Company withdrew their request.

I feel that the situation has not changed in that Dayton Development Company should bring in comprehensive plans concerning the use of the property before the vacating of the streets could be considered. The size, type and location of any future building is important to those of us who must live directly next door. Even more important are the plans for handling the increased traffic for both the customers and the servicing of the establishment which Dayton's may propose. The traffic problem is already formidable on 66th Street and any new retail establishment on the property involved should have anticipated and solved these traffic problems.

While the village zoning ordinance establishes regulations which Dayton's must adhere to, it becomes more difficult for the council to control their express wishes once the council has given initial approval to a project. We feel that in vacating the streets, that the council will have taken a step which would be very difficult for them to recall. If the council can approve a given set of plans for the use of this property the vacating of the streets can then take place. In this way, the council can be sure they are protecting the legal and moral rights of both the residents directly concerned and the village as a whole.

Edina Village Council
Edina, Minnesota

- 2 -

December 3, 1964

In summary, I oppose the vacating of York Avenue until such time as the Dayton Development Company may present a complete plan for the property which may be passed on by our village council. I respectfully request that this letter be made part of the minutes of the December 7th meeting.

Sincerely,

A handwritten signature in cursive script that reads "Lowell A. Turner". The signature is written in dark ink and is positioned above the typed name and address.

Lowell A. Turner
6624 Xerxes Avenue South
Edina 23, Minneapolis

December 3, 1964

TO: Edina Village Council
Edina, Minnesota

RE: Proposed vacation of York Avenue South from 66th Street
to 68th Street to be considered by Edina Village Council
on Monday, December 7, 1964.

Gentlemen:

I am a resident of the village of Edina, living on property which directly adjoins the east side of the Southdale Shopping Center property. Dayton Development Company has petitioned for the vacating of York Avenue South from 66th Street through 68th Street. The street to be vacated lies about 125 feet from my property line.

About five years ago, Dayton Development Company made the same request for the vacating of York Avenue. At that time the council listened to residents' protests and agreed that Dayton Development Company should present some comprehensive plans on how they intended to use the property. At this point Dayton Development Company withdrew their request.

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Edina, Minnesota

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Edina Village Council
Edina, Minnesota

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December 3, 1964

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Edina, Minnesota

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Edina Village Council
Edina, Minnesota

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Lowell A. Turner
6624 Xerxes Avenue South
Edina 23, Minneapolis

IV

December 3, 1964

TO: Edina Village Council
Edina, Minnesota

RE: Proposed vacation of York Avenue between 66th Street and
68th Street, and proposed vacation of 67th Street and 68th
Street between York Avenue and Xerxes Avenue.

Gentlemen:

The following Edina property owners living adjacent or adjoining the proposed vacated roads wish to express our concern with the vacation of these roads. If the roads are vacated, the following are some of the questions arising:

- What type of building or land use may be planned?
- Where would the exits and entrances to the land be?
- What type of buffer is proposed and what type of fence is proposed?
- Where are deliveries to be made to and from the building?
- What hours would the building be open?
- What would the lighting plan be?
- What study has been made on the anticipated traffic problems?

December 3, 1964

-- What noise level can we expect from air conditioning equipment or heating and fan equipment?

-- Would the houses presently owned by Southdale Realty Company be incorporated in the adjacent land development?

In 1959 we objected, with the Council agreeing at that time that until a definite need or plan for the vacated road was shown there would be no action taken to vacate the roads.

We request that answers to these questions be made part of the Council's Minutes and guide the Council in its decision. Thank you.

Mr & Mrs Roger Bumpstall
6628 Xerxes Ave So

Mr & Mrs Lowell A. Turner
6624 Xerxes Ave

Mr & Mrs H. C. Loring
6720 Xerxes Ave So.

Mr & Mrs Thomas A. Winter
6708 Xerxes Ave. So

Mr. & Mrs. James A. Falvorsen
6700 Xerxes Ave. So.

VILLAGE OF EDINA
4801 West 50th Street
Edina, Minnesota 55424

November 24, 1964

NOTICE OF PUBLIC HEARING ON
PROPOSED STREET VACATIONS

THE EDINA VILLAGE COUNCIL will meet at the Edina Village Hall, 4801 W. 50th Street, on Monday, December 7, 1964, at 7:00 P.M., and will at said time and place consider the Proposed Vacation of the following Streets:

'The thirty foot right-of-way of York Avenue South from the south right-of-way line of West 66th Street to the center line extended of West 68th Street.

West 67th Street from the east right-of-way line of York Avenue South to the West right-of-way line of Xerxes Avenue South and the thirty foot right-of-way of West 68th Street from the east right-of-way line of York Avenue to the west right-of-way line of Xerxes Avenue.

That portion of the right-of-way of Valley View Road lying East of the following described line: Beginning at a point 648 feet West and 40 feet North of the Southeast corner of said Section; thence at an angle of 115 degrees 47 minutes and a radius of 156.25 feet to the Northwest to a point 698 feet West and 233 feet North of said Southeast corner; thence Northeast at an angle of 64 degrees 17 minutes a distance of 300.57 feet; thence at an angle of 64 degrees 17 minutes and a radius of 230 feet to the Northeast to a point 462 feet West and 612 feet North of the Southeast corner of Section 30, Township 28, Range 24.'

All objections and recommendations will be heard at said Meeting.

BY ORDER OF THE EDINA VILLAGE COUNCIL.

GEORGE A. LANGMACK
Village Clerk

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.
VILLAGE OF EDINA)

I, the undersigned, duly appointed and acting Police Patrolman for the Village of Edina, County of Hennepin, State of Minnesota, do hereby certify that I have, this date, posted copies of the attached and foregoing "NOTICE OF PUBLIC HEARING ON PROPOSED STREET VACATIONS" on three official Village Bulletin Boards, as follows: 1. Village Hall, 4801 W. 50th St. 2. W. 56th St. and Xerxes Ave. 3. W. 70th St. and Cahill Road.

DATED 11/24/64 1700

SIGNED

David Hembre
Police Patrolman

Signed and sworn to before me, a Notary Public in and for Hennepin County, Minnesota, this, the 24 day of November, 1964

Lois L. Strupp

LOIS L. STRUPP
Notary Public, Hennepin County, Minn.
My Commission Expires Sept. 2, 1970

(Official Publication)

VILLAGE OF EDINA

Hennepin County, Minnesota

November 24, 1964

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PROPOSED STREET VACATIONS

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West 67th Street from the east right-of-way line of York Avenue South to the West right-of-way line of Xerxes Avenue South and the thirty foot right-of-way of West 68th Street from the east right-of-way line of York Avenue to the west right-of-way line of Xerxes Avenue.

That portion of the right-of-way of Valley View Road lying East of the following described lines: Beginning at a point 648 feet West and 40 feet North of the Southeast corner of said Section; thence at an angle of 115 degrees 47 minutes and a radius of 156.25 feet to the Northwest to a point 698 feet West and 233 feet North of said Southeast corner; thence Northeast at an angle of 64 degrees 17 minutes a distance of 300.57 feet; thence at an angle of 64 degrees 17 minutes and a radius of 230 feet to the Northeast to a point 462 feet West and 612 feet North of the Southeast corner of Section 30, Township 28, Range 24.

All objections and recommendations will be heard at said Meeting.

BY ORDER OF THE EDINA VILLAGE COUNCIL.

GEORGE A. LANGWALK
Village Clerk

Please publish in Edina-Morningside Courier Nov. 26 and Dec. 3, 1964.
Please send us 2 Affidavits of Publication.
Please send us 5 Clippings.

(Official Publication)

VILLAGE OF EDINA

Hennepin County, Minnesota

November 24, 1964

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West 67th Street from the east right-of-way line of York Avenue South to the West right-of-way line of Xerxes Avenue South and the thirty foot right-of-way of West 68th Street from the east right-of-way line of York Avenue to the west right-of-way line of Xerxes Avenue.

That portion of the right-of-way of Valley View Road lying East of the following described line: Beginning at a point 648 feet West and 40 feet North of the Southeast corner of said Section; thence at an angle of 119 degrees 47 minutes and a radius of 156.25 feet to the Northwest to a point 693 feet West and 233 feet North of said Southeast corner; thence Northeast at an angle of 64 degrees 17 minutes a distance of 300.57 feet; thence at an angle of 64 degrees 17 minutes and a radius of 230 feet to the Northeast to a point 462 feet West and 612 feet North of the Southeast corner of Section 30, Township 28, Range 24.

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BY ORDER OF THE EDINA VILLAGE COUNCIL.

GEORGE A. LANGMACK
Village Clerk

Please publish in Edina-Morningside Courier Nov. 26 and Dec. 3, 1964.
Please send us 2 Affidavits of Publication.
Please send us 5 Clippings.

3-B

DAYTON DEVELOPMENT COMPANY

Cornelia Building, 4005 West 65th Street, Edina, Minn. 55424, Telephone 920-2100

November 2, 1964

Village Council of Edina
4801 West 50th Street
Edina, Minnesota

Gentlemen:

We hereby petition the council to vacate the east 30' of the right-of-way of plat between West 69th Street and West 70th Street immediately east of Block 4, Southdale First Addition.

This request reduces the right-of-way from 100' to 70'. Mr. George Hite has a copy of a letter from Barton-Aschman, our traffic consultants, recommending this reduction of right-of-way for this street.

Dayton Development Company is the sole owner of the property to the east which abuts this street.

Sincerely,

DAYTON DEVELOPMENT COMPANY



William Crear, Jr.
Executive Vice-President

WC:bo

November 2, 1964

Village Council of Edina
4801 West 50th Street
Edina, Minnesota

Gentlemen:

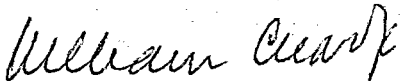
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William Crear, Jr.
Executive Vice-President

WC:bo

DAYTON DEVELOPMENT COMPANY

Cornelia Building, 4005 West 65th Street, Edina, Minn. 55424, Telephone 920-2100

November 2, 1964

Village Council of Edina
4801 West 50th Street
Edina, Minnesota

Gentlemen:

30' R/W
We hereby petition the council to vacate the ~~east half~~ of York Avenue South from the south right-of-way line of West 66th Street to the center line of West 68th Street.

EXTENDED
In addition we request vacation of West 67th Street from the east right-of-way line of York Avenue South to the ~~east property line of R.L.S. No. 432~~ and the north half of West 68th Street from the east right-of-way line of York Avenue to the west right-of-way line ~~to~~ of Xerxes Avenue.

Dayton Development Company is the sole owner of tracts "P" and "Q" of R.L.S. No. 432; and lot 8, Block 2 of York Terrace addition all abutting the streets named in this petition. The petitioner owns seven additional lots in York Terrace Addition or eight of the thirteen lots plotted.

Sincerely,

DAYTON DEVELOPMENT COMPANY

William Crear, Jr.

William Crear, Jr.
Executive Vice-President

WC:bo

30' R/W line of
York Ave. to So

November 2, 1964

Village Council of Edina
4801 West 50th Street
Edina, Minnesota

Gentlemen:

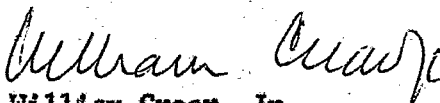
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Sincerely,

DAYTON DEVELOPMENT COMPANY


William Crear, Jr.
Executive Vice-President

WC:bo

JAMES E. DORSEY (1880-1959)

DAVID E. BRONSON
KENNETH M. OWEN
DONALD WEST
WALDO F. MARQUART
JOHN W. WINDHORST
HENRY HALLADAY
JULE H. HANNAFORD
ARTHUR B. WHITNEY
JOHN G. DORSEY
RUSSELL W. LINDQUIST
DAVID R. BRINK
HORACE E. HITCH
VIRGIL H. HILL
ROBERT V. TARBOX
DEFOREST SPENCER
ROBERT J. JOHNSON
MAYNARD B. HASSELOQUIST
PETER DORSEY
GEORGE P. FLANNERY
CURTIS L. ROY
ARTHUR E. WEISBERG
DUANE C. JOSEPH
JOHN W. JONES
JAMES B. VESSEY

WILLIAM A. WHITLOCK
CHARLES O. HOWARD
EDWARD J. SCHWARTZBAUER
THOMAS M. BROWN
CORNELIUS D. MAHONEY
THOMAS S. ERICKSON
MICHAEL E. BRESS
PAUL G. ZERBY
RAYMOND A. REISTER
JOHN J. TAYLOR
BERNARD G. HEINZEN
WILLIAM J. HEMPEL
JOHN S. HIBBS
ROBERT O. FLOTTEN
MORTON L. SHAPIRO
JAMES F. MEEKER
JOHN D. LEVINE
ROBERT J. STRUYK
MICHAEL A. OLSON
LARRY W. JOHNSON
ROBERT A. JENSEN
THOMAS S. HAY
CURTIS D. FORSLUND
G. LARRY GRIFFITH

DORSEY, OWEN, MARQUART, WINDHORST & WEST

LAW OFFICES

2400 FIRST NATIONAL BANK BUILDING

MINNEAPOLIS, MINN. 55402

FEDERAL 2-3351

OF COUNSEL
LEAVITT R. BARKER
LELAND W. SCOTT
HUGH H. BARBER

February 12, 1965

Mrs. Florence B. Hallberg
Village Clerk
Village of Edina
4801 West 50th Street
Edina, Minnesota


Dear Mrs. Hallberg:

I enclose herewith the following:

1. Two copies of a resolution vacating portions of York Avenue South, West 67th Street and West 68th Street. This resolution has been duly recorded in the Office of the Registrar of Titles as Document No. 798827.
2. Two copies of a resolution vacating a portion of Valley View Road Between West 69th Street and West 70th Street. This resolution has been duly recorded in the office of the Registrar of Titles as Document No. 798633.

I send these to you to be kept in your permanent records.

Very truly yours,


Thomas S. Erickson

TSE:ca
Enclosures

(Official Publication)
VILLAGE OF EDINA
Hennepin County, Minnesota
November 24, 1964
**NOTICE OF PUBLIC HEARING
ON PROPOSED STREET VACA-
TIONS**

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That portion of the right-of-way of Valley View Road lying East of the following described line: Beginning at a point 648 feet West and 40 feet North of the Southeast corner of said Section; thence at an angle of 115 degrees 47 minutes and a radius of 156.25 feet to the Northwest to a point 698 feet West and 233 feet North of said Southeast corner; thence Northeast at an angle of 64 degrees 17 minutes a distance of 300.57 feet; thence at an angle of 64 degrees 17 minutes and a radius of 230 feet to the Northeast to a point 462 feet West and 612 feet North of the Southeast corner of Section 30, Township 28, Range 24.

All objections and recommendations will be heard at said Meeting.

BY ORDER OF THE EDINA VILLAGE COUNCIL.
GEORGE A. LANGMACK
Village Clerk
(Nov. 26 - Dec. 3, 1964)—C-2A-5C

(Official Publication)
VILLAGE OF EDINA
Hennepin County, Minnesota
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West 67th Street from the east right-of-way line of York Avenue South to the West right-of-way line of Xerxes Avenue South and the thirty foot right-of-way of West 68th Street from the east right-of-way one of York Avenue to the west right-of-way line of Xerxes Avenue.
That portion of the right-of-way of Valley View Road lying East of the following described line: Beginning at a point 648 feet West and 40 feet North of the Southeast corner of said Section; thence at an angle of 115 degrees 47 minutes and a radius of 156.25 feet to the Northwest to a point 698 feet West and 233 feet North of said Southeast corner; thence Northeast at an angle of 64 degrees 17 minutes a distance of 300.57 feet; thence at an angle of 64 degrees 17 minutes and a radius of 230 feet to the Northeast to a point 462 feet West and 612 feet North of the Southeast corner of Section 30, Township 28, Range 24.

All objections and recommendations will be heard at said Meeting.

BY ORDER OF THE EDINA VILLAGE COUNCIL.
GEORGE A. LANGMACK
Village Clerk
(Nov. 26 - Dec. 3, 1964)—C-2A-5C

(Official Publication)
VILLAGE OF EDINA
Hennepin County, Minnesota
November 24, 1964
**NOTICE OF PUBLIC HEARING
ON PROPOSED STREET VACA-
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GEORGE A. LANGMACK
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AFFIDAVIT OF PUBLICATION

Edina-Morningside Courier

Edina, Minnesota

State of Minnesota }
County of Hennepin } SS.

JOHN E. TILTON, being duly sworn, on oath says: that he now is and during all the time herein-

stated has been JOHN E. TILTON, the publisher... and printer ... of the newspaper known as The Edina-Morningside Courier, and has full knowledge of the facts herein stated.

That for more than one year immediately prior to the publication therein of the printed
notice of hearing

hereto attached, said newspaper was printed and published in the English language from its known office of publication within the County of Hennepin, State of Minnesota, on Thursday of each week in column and sheet form equivalent in space to 450 running inches of single column two inches wide; has been issued from a known office established in said place of publication equipped with skilled workmen and the necessary material for preparing and printing the same: THE EDINA-MORNINGSIDE COURIER has had in its makeup not less than twenty-five percent of its news columns devoted to local news of interest to said community it purports to serve, the press work of which has been done in its said known place of publication; has contained general news, comments and miscellany; has not duplicated any other publication; has not been entirely made up of patents, plate matter and advertisements; has been circulated at and near its said place of publication to the extent of 240 copies regularly delivered to paying subscribers; has been entered as second class mail matter in local post office of its said place of publication; that there has been on file in the office of the County Auditor of said county the affidavit of a person having first hand knowledge of the facts constituting its qualifications as a newspaper for publication of legal notices; and that its publishers have complied with all demands of said County Auditor for proofs of its said qualification. A copy of each issue has been filed with the State Historical Society, St. Paul.

That the printed notice of hearing

hereto attached as a part hereof was cut from the columns of said newspaper; was published

therein in the English language once a week for 2 successive weeks; that it was

first so published on the 26th day of Nov. 1964 and

thereafter on Thursday of each week to and including the 3rd

day of Dec. 1964; and that the following is a copy of the lower case

alphabet which is acknowledged to have been the size and kind of type used in the publica-

tion of said notice of hearing
abcdefghijklmnopqrstuvwxyz

John E. Tilton
Publisher

Subscribed and sworn to before me this 3rd day of Dec. 1964

Thomas D. Williams
Thomas D. Williams, Notary Public, Hennepin County, Minn.

My Commission Expires June 16, 1969

(Official Publication)
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Hennepin County, Minnesota
November 24, 1964
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GEORGE A. LANGMACK
Village Clerk
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GEORGE A. LANGMACK
Village Clerk
(Nov. 26 - Dec. 3, 1964)-C-2A-5C

Mr Hyde

Edina Village Council
4801 West Fiftieth Street
Edina 24, Minnesota

January 15, 1965

Gentlemen:

I live on the northwest corner of 67th and Xerxes Ave. South and am affected by the proposed vacating of West 67th Street between Xerxes Avenue South and York Avenue South.

I was unable to be present at the January Council Meeting but I understood West 67th Street was vacated by Council action. Now I receive a letter stating West 67th Street is a public street along side my property and that the Council may not consider action on the street until there is a petition for vacating. Having acted without due legal process, how can the Council now state that only the portion between my back lot line and York Avenue was what was being considered? I feel that, legally speaking, 67th is not closed at all. I am hopelessly confused on the situation. I would like a clarification in writing so stating whether or not 67th is closed and how the Council can legally change its motion for closing West 67th Street between Xerxes and York to meaning only a portion of the street.

I feel this requires an entirely new motion. As an abutting property owner, I feel I am entitled to clarification.

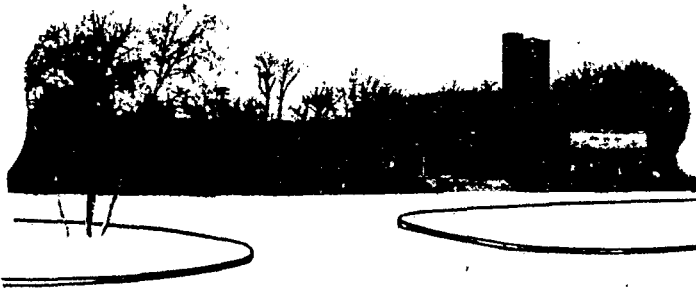
Very truly yours,

cc: Warren C. Hyde
Arthur C. Bredesen
Hugh J. Macmillan
Frank J. Tupa
L. W. Rixe
James Van Valkenburg
Edw. J. Schwartzbauer
Geo. C. Hite

Roger D. Burgstahler

Roger D. Burgstahler
6628 Xerxes Ave. So.
Minneapolis, Minnesota

C
O
P
Y



Village of **Edina**

4801 WEST FIFTIETH STREET • EDINA 24, MINNESOTA

WALNUT 7-8861

January 11, 1965

Mr. R. D. Burgstahler
6628 Xerxes Avenue South
Edina, Minnesota 55410

Dear Mr. Burgstahler:

As you are well aware, at the January 4, 1965, meeting of the Edina Village Council a Resolution was adopted vacating certain streets in the vicinity of your home. As you may also recall, Mr. Thomas Winter, 6708 Xerxes Avenue South, questioned our Village Attorney, Mr. Schwartzbauer, as to whether or not it was required that the consent of abutting property owners be secured in order to vacate a street. Mr. Schwartzbauer opined that such consent was not required.

Since the January 4 Meeting, we have asked the Village Attorneys to investigate completely the requirements surrounding a street vacation. They are as follows: The Council may not consider a street for vacation (that is, hold a hearing) unless it receives a petition requesting vacation from the majority of the property owners abutting the subject street. Unanimous consent of all abutting property owners is not required in order for the Council to order vacation after the hearing.

On all the streets vacated at the January 4 Meeting, there was a petition from the majority of the abutting property owners, with the exception of that portion of West 67th Street from Xerxes Avenue South to the West boundary line of York Terrace Addition. This, as you recall, was added at the discretion of the Planning Department in order to eliminate a possible access to the commercial area. Therefore, the Resolution vacating these streets does not order vacation of that part of West 67th Street which abutts your property line. It is still a public street.

You may wish to leave this portion of West 67th Street as a public thoroughfare. However, if you desire to have this portion of the street vacated, and eliminate the use of it by the public as an entry and exit for the Dayton Development Corporation property, you may fill out the enclosed petition form and return it to the office of the Village Clerk. A separate hearing may then be scheduled to consider vacation.

Very truly yours,

George A. Langmack

Administrative Assistant

DORSEY, OWEN, MARQUART, WINDHORST & WEST
FIRST NATIONAL BANK BUILDING
MINNEAPOLIS

February 4, 1965

Mr. Roger D. Burgstahler
6628 Xerxes Avenue South
Edina, Minnesota 55410

Dear Mr. Burgstahler:

The Edina Village Council has asked me to reply to your letter of January 15, 1965, concerning the vacation of certain streets in the vicinity of your property.

The statutory requirement with respect to the vacation of streets is set forth in Minnesota Statutes, § 412.851 and provides as follows:

"The council may by resolution vacate any street, alley, public grounds, or any part thereof on petition of a majority of the owners of land abutting on the street, alley, public grounds or part thereof to be vacated."

The Minnesota Supreme Court has held that the mentioned petition is an absolute prerequisite to the legality of a street vacation. As Mr. Langmack explained to you in his letter of January 11, 1965, prior to the January 4th meeting, the Council had received a valid petition which applied only to that part of West 67th Street between the rear of your property and York Avenue South and also to York Avenue South south of 66th Street. It follows that with respect to those streets the Council's resolution of vacation was perfectly proper. No new petition, hearing or motion is necessary.

The problem is different with respect to that part of West 67th Street adjacent to your property. No petition was ever presented for the vacation of that part of West 67th Street. The Planning

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DORSEY, OWEN, MARQUART, WINDHORST & WEST
FIRST NATIONAL BANK BUILDING
MINNEAPOLIS

Mr. Roger D. Burgstahler

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February 4, 1965

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Y

Commission and the Council were apparently unaware that a petition is necessary and believed that it would be in the best interest of the property owners like yourself if West 67th were vacated all the way to Xerxes. Mr. Halvorson was present at the meeting of January 4th and said he did not object to such procedure. However, in view of the statute and Supreme Court holding mentioned in the previous paragraph of this letter, the Council's attempt to vacate that part of West 67th lying alongside of your property was simply a legal nullity. It was completely ineffective. That is why Mr. Langmack advised in his letter of January 11, 1965, that the part of West 67th Street which abuts your property line is still a public street and that if you desire to have it vacated it is necessary to fill out the petition form which he enclosed and return it to the office of the Village Clerk. It is necessary that Mr. Halvorson do the same.

To avoid further unnecessary confusion, I would like to anticipate the claim that this precise problem was raised at the January 4th meeting. The fact is it was not. Mr. Thomas Winter of 678 Xerxes Avenue South appeared in apparent opposition to the vacation of York Avenue. He asked whether a street vacation was legal if the Village had not obtained the consent of all abutting property owners. I attended the meeting in question and informed the Council and Mr. Winter that there is no legal requirement that consent from all abutting property owners be obtained. The statute, of course, requires that a petition of the majority of abutting property owners be obtained, and once such a petition has been filed there is no need to obtain the consent of the minority. Neither Mr. Winter's question nor my answer were directed to the problem which might be presented if there were no proper petition in the first place. The Village administrative staff had apparently overlooked or were unaware of the requirement of a petition, and this office did not, and does not routinely, review all proposed actions in advance of the hearing. As previously indicated, our review now shows that the part of West 67th Street abutting your property line has not yet been legally vacated, while the remainder of West 67th Street west of your property has legally been vacated.

I hope this letter gives you the clarification which you requested. If you and Mr. Halvorson desire vacation of the remaining part of West 67th Street in question, you should complete the petition furnished by Mr. Langmack. If I can give you any further information, please call me.

Yours very truly,

EJS:ch

Edward J. Schwartzbauer

cc: Mr. Warren C. Hyde

Mr. George Hite

Mr. Arthur C. Bredesen, Jr.

Mr. Hugh J. MacMillan

Mr. Frank J. Tupa

Mr. James Van Valkenburg

Mr. Lawrence Rixe

Mailing list for
↓

VACATION OF STREETS: SOUTHDALÉ AREA: HEARING IN DEC. 7

R.L.S. 629

Tracts B & F Southdale Realty, 4005 W. 65th

ELS 432

Tracts P, Q Southdale Realty

York Terrace Blk. 1

5 R. D. Burgstahler
6628 Xerxes

Blk 2

1 J. A. Halvorsen
6700 Xerxes

8 Southdale

Cont'd to Jan. 4

A G E N D A

Edina Planning Commission

May 15, 1963

I. Approval of Minutes April 3, 1963, May 1, 1963

II. ZONING REQUESTS

Z-63-11 Carlyle D. Jacobson. R-2 District. Block 3, Brookview Heights III Addition. W. 70th Street near NSP. Ridgeview Drive next to track.

Z-63-8 R. L. Hawthorne. R-2 and R-3 District. North side of Cross-Town, France to Peacedale.

Z-63-12 F. Victorsen. R-4 District. Wold Property. Valley View between Kellogg and Oaklawn Avenue.

Z-63-13 Lein Real Estate. R-2 District. T.H. 100 at Valley View Rd.

III. VARIANCE REQUESTS

V-63-6 V. E. Stewart. Garage Side Yard. 5809 Tracy Avenue.

V-63-7 Eugene Roberts. Rear Yard Setback. 4701 W. 44th Street.

V-63-8 Larson-Johnson Constr. Co. Side Yard. 7217 Trillium Lane.

V-63-9 Oscar E. Johnson. Lot Width. 5808 Code Avenue.

IV. SUBDIVISIONS

Preliminary

SP-63-5 M. P. Johnson's Addition to Prospect Hills. 60 lots. East of Prospect Hills.

SP-63-6 Trolly Line Addition. 5 lot replat of old street car right-of-way. Monroe Avenue to Harrison Avenue.

SP-63-4 Sioux Trail Addition. 101 lots. Along Co. Rd. 18 West of Indian Hills.

SP-63-7 Registered Land Survey # 194. Kingbay.

V. OTHER BUSINESS

Amendment to Office Building District Provisions to permit Financial Institutions.